

FOR SALE

Offers Over £265,000 Freehold



2 Shirley Street, Saltaire, ShIPLEY, West Yorkshire. BD18 4LY

- Grade II Listed Terrace - 3 Bedrooms
- Gas Central Heating - Useful Cellar
- Lounge - Kitchen/Diner
- Enclosed Yard to the Rear - Close to Amenities
- Internal Viewing is Essential to Appreciate



PROPERTY DESCRIPTION

Beautifully presented Grade II listed terrace situated in the UNESCO World Heritage Site of Saltaire village. Ideally placed for amenities including the bus and rail network, making the commute into Leeds only a 15 minute train journey away.

The property has undergone some renovation works by the present owner and briefly comprises; entrance vestibule, spacious lounge with storage, kitchen/diner and access down into the useful cellar to the ground floor. Three bedrooms and bathroom to the first floor. Outside, there is an enclosed yard to the rear.

Council tax band B. Internal viewing is essential to appreciate the accommodation on offer.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 12 mbps, Superfast 259 mbps & Ultrafast 1800. Satellite & Cable TV Availability is through BT & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Entrance Vestibule

Entrance door with window above, tiled floor, feature radiator and stairs to the first floor.

Lounge

Sash window to the front and feature radiator. Picture rail and coved ceiling. Fitted shelving and cupboards. Engineered oak flooring.

Kitchen/Diner

Range of light grey base and wall units having a complementary work surface over. Single drainer sink unit with mixer tap. Electric cooker with induction hob. Breakfast bar. Fitted shelving and part tiled walls. Sash window and door to the rear. Access to the cellar.

Cellar

Power and light.

First Floor

First Floor

Access to the attic space.

Bedroom 1

Sash window to the front and radiator. Stripped floor boards and exposed beam.

Bedroom 2

Sash window to the rear and radiator. Stripped floor boards and built in cupboard.

Bedroom 3

Sash window to the front and radiator. Stripped floor boards.

Bathroom

3 piece modern suite in white comprising of wood panelled bath having a mains shower over, vanity sink unit and low level w.c. Tiled floor and part tiled walls. Fitted shelving. Heated towel rail and window to the rear.

Outside

Rear Yard

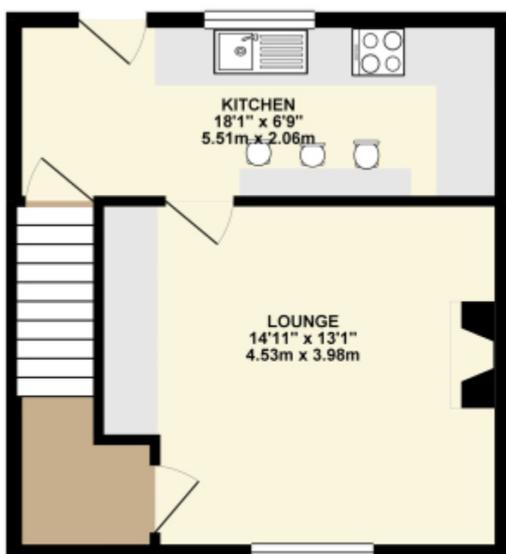
Enclosed paved yard to the rear with stone outbuilding. Gated access and stone boundaries.



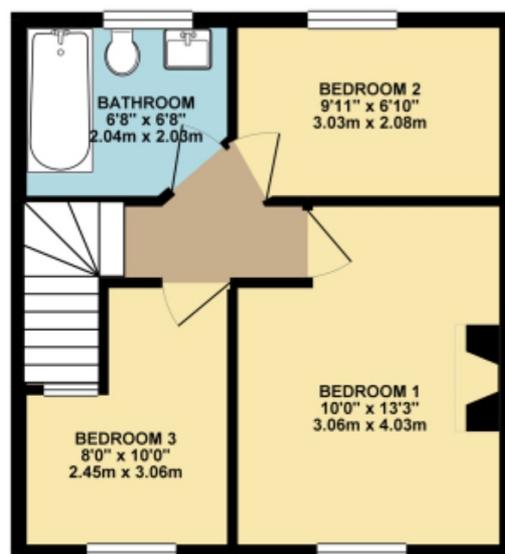
FLOORPLAN



GROUND FLOOR 356.30 sq. ft.
(33.10 sq. m.)



1ST FLOOR 356.29 sq. ft.
(33.10 sq. m.)



TOTAL FLOOR AREA : 712.60 sq. ft. (66.20 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Sales Branch
55, Bingley Road, Shipley, BD18 4SB
01274 592280
saltaire@kmmmaxfield.com